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# LAFAYETTE SQUARE HISTORIC DISTRICT REHABILITATION AND NEW CONSTRUCTION STANDARDS

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# **ARTICLE 1: INTRODUCTION**

## **100 PREFACE**

The Lafayette Square Historic Code has been developed to establish a consistent and understandable set of standards to govern the development of the Lafayette Square Historic District. This Ordinance supplements the City of St. Louis Building Code and regulates the construction, maintenance and repair of buildings and their surroundings within the District. The Lafayette Square Historic District is unique to the City of St. Louis in its character, size and quantity of relatively unaltered historical buildings. The neighborhood is distinct for the manner in which the historic buildings relate to one another and to the street. The physical characteristics of the District as well as the importance of the neighborhood in the historical development of the City of St. Louis are compelling reasons for preserving and controlling these special features. Additionally, the historical value of the District has great economic value. Through establishment and enforcement of controls over the architectural characteristics of the District, property owners are ensured of the on-going historical value of the neighborhood while allowing for planned growth and development. There are two basic concepts inherent in this Historic Code. They are embodied in the definitions of Public, Intermediate and Private Facades and Model Examples. By establishing a definition for three types of building facades, there is also established the idea that certain portions of a building are more critical to the neighborhood's character than others. Based on this premise, this Ordinance regulates more stringently the "Public" elements of the District and is less

concerned with the relatively private elements. The use of a Model Example as a requirement for the reconstruction of building elements has an important advantage. By using the District itself as a source of design and detail, the relationship of the reconstruction to the historical character of a building is ensured.

## **101 DEFINITIONS**

### **1 Alley House**

Residential structures built at the rear of a building lot are called alley houses. In the early days of the neighborhood, this double-loading of a building lot was a way to provide more living space, whether for extended family, rental property or buildings for sale. Today some alley houses are the only building remaining on the lot; others have been converted into garages or storage buildings.

### **2 Ancillary Building**

Ancillary buildings are detached, non-habitable structures including but not limited to the following: gate houses, common mailbox centers, storage sheds, greenhouses, garages.

### **3 Appendage**

Term used to describe an accessory space, enclosed or unenclosed, single story or two-story attached structures; i.e. conservatory, covered porch, balcony. This definition does not include decks, uncovered porches or room additions. A Model Example of an appendage must be historical as defined by this Code and consistent with the age and style of the building to which it is to be attached.

### **4 Cast Iron**

Term used to describe a method of manufacturing iron parts or certain building elements. The iron is heated to a molten state and poured into molds. Decorative tips, and tie-rod stars are two common examples of cast-iron.

### **5 Carriage Houses**

In the District there are many carriage houses; usually they are located at the rear of the building lot immediate to the alley. A carriage house is most often a 2 story structure. The ground level was used to protect carriages and horses and the attic story was used to store feed. Living quarters were frequently incorporated into the structure for the driver, or hired hand.

### **6 Coping**

Term used to describe the cap of a parapet or wall.

### **7 Cornice**

This is the decorative portion of a building located where the building wall meets the roof. Besides being a decorative element, the cornice often camouflages the gutter and supports the roof overhang. In the District, cornices are made of a variety of materials and designs incorporating brackets, dentil moldings, and ogee moldings.

**8 Dormer**

A dormer is a structure built upon a sloping roof or mansard to provide a window into the attic story.

**9 Facade**

A building facade is a specifically defined outer wall of the structure. For example, the street facade is the building wall which faces the street.

**10 Finish Materials**

Any smooth surfaced wood, painted or stained. Unpainted copper, lead, or brass are permitted. Other bare metal, unpainted galvanized metal, rough sawn wood, bare Wolmanized wood, are not considered finish materials.

**11 Flat Roof**

Flat roofs in the District are those which are essentially flat. They will usually have a slope of 1/4" per foot to 1/2" per foot and are almost always waterproofed by a built-up roof.

**12 Free-standing Wall**

Term used to describe a free standing wall approximately the same height above the grade on each side of the wall.

**13 Gable**

The gable of a building is the triangle portion of a building wall which is formed by two slopes of a roof.

**14 Half-flounder**

A type of building which has a roof which slopes from one side of the building to the other, as opposed to sloping to the front or back.

**15 Historical**

As used in this Ordinance, the word "historical", describes a building which is 75 years old or older at the time of enactment of this Ordinance. This age distinction helps to determine which buildings within the District deserve the strictest protections. A building being renovated, repaired or receiving a new addition is restricted by this Ordinance if it is "historical" in the context of this definition. Existing buildings which are not historical are also affected by various provisions of this Ordinance. In the case of the construction of a new building, an "historical" building may, but does not have to, be used as a guide for its design (see Model Example).

**16 Intermediate Facade**

Term used to describe the architectural elevation(s) of a building which meet the following criteria:

- (1) Side elevation which faces an alley,
- (2) The section of a side elevation that is in front of the building line of adjacent structures,

- 3) For a side elevation next to a vacant lot or side yard, all stories of the first 15 feet of this elevation behind the Public Facade.
- 4) For the remainder of the side elevation(s) that face a vacant lot or side yard (behind the 15 foot line), the elevation shall be Intermediate for certain respects and Private for others. The first story of the side elevation that faces a vacant lot or a side yard shall be considered Private in all respects of the Code, beginning 15 feet back from a Public Facade. All stories above the first story of a side elevation facing a vacant lot or side yard shall comply with the provisions for Intermediate Facade in all the sub-sections of 201 - Roofs, all the sub-sections of 202 - Exterior Walls, and Section 203.2 - Windows at Intermediate Facades. For the issues covered in Sections 204, 205, 206, 207, and 208, these elevations are to be considered Private. See Article 210 for special provisions for additions at these elevations.
- 5) No rear elevation of any building is considered an Intermediate Facade.

### **17 Mansard**

A Mansard is a steeply sloped roof which allows for more usable room in an attic story. Usually a mansard roof is used to mask a building's third story and in this way, the building appears to have only two stories capped with a roof. The mansard roof may be used to make a building look taller or more impressive. Dormers were often incorporated to provide light and ventilation for the attic story.

### **18 Masonry**

Masonry is the family of building techniques which use stone, brick, ceramic, or concrete block units, usually separated by mortar beds and joints.

### **19 Mass**

Term used to describe the visual displacement of space based on the building's height, width and depth; the 3 dimensional impact of a structure.

### **20 Modern Conveniences**

General term to describe features on houses that did not exist in Victorian times and are now common features of houses, including but not limited to : air-conditioning condensers, plumbing vent stacks, kitchen vents, wooden platform patios, decks, hot-tubs, in-ground pools, fountains, and greenhouses. Modern conveniences may be installed on Private facades and in Private Yards. Modern conveniences should be removed from direct view with the use of a privacy fence.

### **21 Model Example**

In this Ordinance, a Model Example is often required as a basis for comparison and as a source of ideas for reconstructed elements and for new construction. Definition: A building or element(s) of a single building type and style which is to

be used as a guide for the design of a reconstructed element or new construction.

Requirements for a Model Example.

- 1) A Model Example shall be an historical building of comparable age, form, architectural style and use to the building to receive the reconstructed element or new construction. A Model Example may be a building, existing or once existing, either within the District or the City of St. Louis. District Model Examples are preferred.
- 2) Model Examples shall be presented in the following forms:
  - (1) Existing buildings or building elements shall be photographed; minimally 3" x 5", black and white or color. Elements shall be photographed in detail, and from at least two angles. Elements shall be accompanied by a photo illustrating the overall form and architectural style of the building.
  - (2) Photographs of buildings or building elements no longer in existence.
- 3) Alterations and additions to a historical building which meet the criteria of "historical" may be used as a Model Example.

## **22 Parapets**

A building's parapet is that portion of the walls which project above the roof. Parapets are most commonly part of a masonry building and can be found on buildings with flat, gabled, half-flounder, or mansard roofs.

## **23 Permastone**

Permastone is a trade name which has come to be used generically to describe all varieties of synthetic materials designed to resemble stone. These materials are precast cementitious "stones" or panels of "stone" attached as veneer over existing masonry.

## **24 Private Facade**

Term used to describe the architectural elevation(s) of a building which do not meet the criteria of a Public Facade or an Intermediate Facade.

## **25 Private Yard**

The private yard is that portion of a lot which is not visible from an adjacent public street because it is concealed by the main building, adjoining properties, and/or privacy fences. It typically extends from the main building to the alley or to an alley house, carriage house, or garage, and must have one of the following on each of its sides:

- 1) the intermediate or private facade of the main building.
- 2) the intermediate or private facade of a building on an adjoining property.
- 3) the private yard of an adjoining property,
- 4) an alley,

- 5) a carriage house, alley house, or garage,
- 6) a privacy fence.

### **26 Privacy Fences**

Term used to describe those fences which are located more than 12 inches behind the building line.

### **27 Proportion**

Term used to describe any system of mathematical ratios which establish a consistent set of visual relationships between the parts of a building and to the building as a whole.

### **28 Public Facade**

Term used to describe the architectural elevation(s) of a building which fronts on a public street. The Public Facade includes those sections of the elevation which are recessed. The facade of a carriage or alley house which faces the rear of the main structure on the same lot is the Public Facade.

### **29 Ratio of Solid to Void**

Term used to describe the percentage of opening to solid wall. Openings include doors, windows and incised porches and vestibules.

### **30 Retaining Wall**

Term used to describe a wall constructed to allow a change in grade from one side of the wall to the other.

### **31 Scale**

Term used to describe the perceived size of a building relative to the height and width of adjacent structures. Also the perceived size of an element of a building relative to known architectural elements; for example, the size of a door relative to a window.

### **32 Storefront**

Storefronts consist of large, fixed pieces of glass as typified by figure 11. The glazing area normally extends from a knee high sill to ceiling height, with wood or metal frames supporting the store window and transoms. The area below the windows were often raised panels or moulded panels.

### **33 Street Fences**

Term used to describe those fences which are located in front of the building or less than 12 inches behind the building line.

### **34. Tooth-in**

The phrase "tooth-in" refers to a masonry technique used to form a new opening or close an existing opening in a masonry wall. In the case of a new opening in a brick wall, the edges of the new opening would first be notched beyond the actual width dimensions of the opening. This notching would allow for the insertion of half bricks aligning with the ends of the full bricks. The result is an opening jamb which is smooth, neatly aligned, and has the hard surface of the



bricks properly exposed at the jamb edges. The reverse process would be used to brick in an opening in an attempt to blend the new bricks with the existing. This reverse process is not a recommended method of infilling a window under this Ordinance. Proper methods are described in Article 203.2(C)

### **35 Tuckpointing**

Tuckpointing is a process of repairing mortar joints in a masonry wall. The existing mortar is removed to a prescribed depth from the face of the masonry. After this process is complete, new mortar is pressed into the joints and then properly tooled. The removal process is important to provide adequate area for the new mortar. The mortar mix must be compatible with the hardness of the masonry. The color of the mortar is determined by pigments added, the type, size, and quantity of sand mixed in, and the color of the cement used. The tooling of the mortar joint is important because the design of the joint tooling can affect the ability of the joint to shed water (See figure 8). The design of the joint tooling also affects the appearance of the masonry.

### **36 Tympanum**

A term used to describe the wood panel which fills in the transition between an arched brick lintel and a flat window head.

### **37 Visible**

For the purpose of this code, visibility shall be determined from public areas of the street on which Public and Intermediate Facades face. Visible shall refer to things that can be seen from adjacent public areas, when viewed from six feet or less above the ground. Landscaping is not permanent and shall not be considered when determining visibility. Fences and free-standing walls are considered permanent, and objects hidden by fences and free-standing walls shall not be considered visible.

### **38 Wythe**

Wythe is a term used in masonry construction to describe the thickness of a wall. A 2 wythe brick wall is one which is 2 bricks thick (approximately 8"). Most brick walls in historic residential construction are 3 wythe walls, or 3 bricks thick (approximately 13").

### **39 Wrought Iron**

Term used to describe a method of manufacturing iron parts or certain building elements. The iron is heated in a forge and shaped while soft, either by bending or hammering. Fences and gates often incorporate wrought iron elements. (See figure 19)

## ARTICLE 2: HISTORIC BUILDINGS

### 200 GENERAL:

- A. If documented evidence can be provided which verifies that an element of an existing building has been altered, it may be reconstructed to its original configuration.
- B. If a building, addition to a building, or element of a building is less than seventy five (75) years old on the date of enactment of this ordinance and the building is therefore not a Historic Building within the meaning of this Ordinance, it may be altered in accordance with the requirements for New Construction. Evidence that the building, addition or element is less than seventy five (75) years old must be provided.
- C. When a choice of solutions is given in this Ordinance, the solutions are presented in order of preference.
- D. All provisions of Article 2 apply to Public Facades. Those provisions of Article 2 which apply to Intermediate and/or Private Facades are specifically noted.
- E. Certain repairs to elements or features of a historic building may be made outside the scope of this Code if and only if all of the following conditions are met:
  - 1. The element or elements are not historical,
  - 2. The element or elements to be repaired are part of a matched set of elements that constitute 50% or less of the total set, the remainder of which do not require repair. Situations which meet this criteria are re-touching of existing paint, repair, reglazing or replacement of one of a set of four matched windows, replacement of missing shingles, etc..
  - 3. The appearance of the repaired or replacement element matches that of the non-repaired elements.
  - 4. The existing appearance of the building is not altered.

### 201 ROOFS

*Comment: Roofs are a prominent part of any building, and in conjunction with the walls determine a building's form and scale. Roof styles, the condition of the roof and its details greatly influence the visual character of the District. Most of the roof styles in the District fall into one of the following categories: 1. mansard; 2. gable; 3. hipped; 4. flat.*

#### 201.1 Roof Lines And Dormer Configuration At Public & Intermediate Facades

The roof lines and dormer configuration of an existing building shall not be altered except as specifically permitted in this Ordinance. Roof lines include the roof's slope, height, present location and structure.

#### 201.2 Reconstructed Roofs At Public & Intermediate Facades

Reconstructed roofs shall be constructed based on the original roof design. Where the original slope of the roof cannot be verified through reasonable research or existing evidence, a Model Example may be used.

### **201.3 Roofing Materials On Sloping Roofs At Public, Intermediate & Private Facades**

*Comment: Sloping roofs include all roof types except mansard roofs which are addressed in Section 201.4 and flat roofs which are not regulated.*

- A. Roofing materials on sloping roofs shall be one of the following:
  - 1) A material which can be documented as being original to the building;
  - 2) slate shingles;
  - 3) synthetic slate shingles made of a cementitious composition with fiberglass reinforcing;
  - 4) a composition shingle which replicates the proportions of slate shingles.  
*Comment: GAF "Slateline" fulfills this requirement*
  - 5) sheet metal roofing applied in a manner consistent with sheet metal roofing on a Model Example;
  - 6) asphalt or fiberglass composition shingles, standard three tab design of 235 pounds per square minimum construction;
  - 7) wood shingles of a shape and size, and applied in a manner consistent<sup>1</sup>t with wood shingles on a Model Example.
- B. Roll roofing and roofing felt are prohibited as finished roofing materials on sloping roofs.
  - 1) Patterns may not be arranged in roofing materials on sloping roofs unless based on evidence original to the building.

### **201.4 Roofing Materials On Mansard Roofs At Public & Intermediate Facades**

- A. Slate or synthetic slate must be used to replace missing or damaged shingles on mansard roofs where more than 50% of the original slate shingles are in existence.

*Comment: Mansard roofs with composition shingles may continue to be covered with new composition shingles, though slate or synthetic slate shingles are more sympathetic to the original character of the building.*

#### **Patterns on Mansard Roofs:**

- 1) Patterns created by the arrangement of slate of differing colors or configurations shall not be altered.
- 2) Patterns shall not be painted where no pattern originally existed.
- 3) Patterns shall not be repainted or re-stained where they have faded.
- 4) Reconstructed mansard roofs may be patterned through the use of slate or synthetic slate shingles of differing colors or configurations. Such patterns are allowed only if based on evidence original to the building.
- 5) Mansards on which the slates are being replaced may have a slate pattern which conforms to a model example if no original pattern can be documented.

**Roofing materials on mansard roofs shall be one of the following:**

- 1) a material which can be documented as being original to the building;
- 2) slate shingles;
- 3) synthetic slate shingles of a cementitious composition with fiberglass or asbestos reinforcing;

Roll roofing and roofing felt are prohibited as finished roofing materials on mansard roofs at any Public, Intermediate or Private facade.

**201.5 Brick Parapets At Public, Intermediate & Private Facades**

Brick parapets and the manner in which the roofing material meet them shall be constructed as follows:

- 1) When the inside face of the parapet is visible from the ground, the roofing material shall be flashed and counter-flashed with sheet metal set into the masonry parapet wall.
- 2) When the inside face of the parapet is not visible from the ground, the roofing material may be extended up the inside face of the parapet and fitted under the metal flashing or the parapet cap.
- 3) Felt, roofing paper or roll roofing is prohibited as finish material at the visible side of parapets.

Parapet coping shall be restricted as follows:

- 1) Visible coping on sloping and horizontal parapets must be made of one of the following: glazed coping tiles, copper, factory-finished, colored aluminum, lead, or terne metal.
- 2) No other variety of sheet metal coping shall be visible.

*Comment: Metal or plastic through-wall flashing should be used to prevent moisture from penetrating the masonry. A hard, solid brick should be used.*

**201.6 Dormers At Public & Intermediate Facades**

Dormers shall not be removed or altered in configuration, location or detail.

Replacement dormers and elements of a dormer shall be designed and positioned on roofs to replicate the dimensions, proportions, materials and details, including ornament, of the original dormer. Where such dimensions, proportions, materials or details are not evident from existing conditions, a Model Example must be provided. New materials which replicate the original materials shall be used.

Dormers are prohibited where there is no evidence of their prior existence.

**Dormer Materials**

- 1) Dormer materials, including those at the sides, shall not be altered in appearance and scale from the original except that non-wood siding may be used at the sides when the dormer is located above the second story of a building.

*Comment: The sides of dormers on slate roofs are typically slate, while the sides of dormers on asphalt shingle roofs are typically 4" exposed wood siding.*

## Ornament at Dormers

*Comment: the role of ornament at dormers is architecturally significant.*

- 1) Dormer ornament must be replicated from historical evidence at the dormer(s).
- 2) Where such evidence no longer exists at the dormer(s), ornament shall be replicated from a Model Example.
- 3) Replacement ornament must be constructed of original materials or other material which replicates the original appearance.
- 4) Ornament and dormer detailing must be of a finished material. See finish materials definition, Section 101.

## 201.7 Cornices At Public And Intermediate Facades

*Comment: Cornices are a critical element of a building's historical and visual integrity.*

*Cornices are typically constructed of the following materials: brick, built-up pieces of wood, sheet metal or combinations of all three. Cornices includes top cornices or crown moldings.*

Definition: Top Cornices or Crown Moldings: Ornamental moulding of wood with sheet metal flashing or entirely of sheet metal which defines the top edge of the finish material of a mansard roof and which covers the seam between this material and that of the roof.

- 1) Reconstructed cornices shall be designed to replicate the dimensions, including length of corner returns, proportions and details of the original cornice. Where such dimensions, proportions and details are not evident from existing conditions, a Model Example shall be provided.
- 2) Cornice Materials:
  - (1) Cornice materials shall not be altered from the original except as permitted in this Ordinance.
  - (2) Replacement materials shall duplicate the appearance of the finished original materials. See finish materials definition, Section 101.
  - (3) Replacement brick within a cornice shall be of similar dimensions, color and surface characteristics as the original.
  - (4) Pressed brick: replacement sections of pressed brick within a cornice shall be of one of the following:
    1. New or used pressed brick of similar dimensions, color and surface characteristics as the original.
    2. Fiberglass reinforced concrete replicas with integral color and matching the original in color and surface characteristics.
  - (5) Sheet metal: replacement sections of sheet metal within a cornice shall be of one of the following:
    1. Sheet metal of the same material as the existing sheet metal.
    2. Any of the materials indicated as appropriate for use within wood cornices.

- (6) Wood: Replacement sections of wood within a cornice shall be of one of the following:
  1. wood
  2. fiberglass replicating the original wood
  3. synthetic molded replicas of the original wood
- (7) Stone and terra cotta: replacement sections of stone or terra cotta shall be of one the following:
  1. Stone or terra cotta of similar color, texture and dimension as the original.
  2. Precast concrete of similar color, texture and dimension as the original.
  3. Fiberglass reinforced concrete replicating the original
  4. Molded synthetic replicas of the original stone or terra cotta.
- 3) Gutters within a Cornice:
  - (1) Wood and metal cornices with built-in gutters shall be rebuilt in one of the following methods:
  - (2) Reconstructed to match the original in profile, material and dimension. The method of drainage shall be similar to the original.
  - (3) Reconstructed with a standard sheet metal gutter section integrated into the cornice profile and maintaining the height and projection of the original. (See figure 6)  
*Comment: The section of a standard sheet metal gutter is not always sufficient to accommodate the volume of water shed from many historic roofs. For this reason, the area drainage volume should be determined and the gutter sized accordingly.*
- 4) Masonry cornices with built-in gutters shall be reconstructed to match the original in design, profile, dimension and detail. Aluminum gutters shall not be integrated into the cornice profile.
- 5) Cornice Finish:  
 All exterior surfaces of a cornice shall be painted except copper, which may be allowed to obtain its natural oxidized finish.

## **201.8 Roofing Accessories At Public & Intermediate Facades**

- 1) Gutters and Downspouts:  
*Comment: Gutters and downspouts protect walls from water damage and assist in preserving the structural integrity of the building. If their configuration is not similar to the original configuration, the architectural integrity of the building will be diminished.*
  - (1) New gutters and downspouts shall be similar in location, shape, detail and size of the original or Model Example and shall drain rainwater to the sewer system.

- (2) If no original location is evident, gutters shall return around corners to side facade and downspout shall be located on the side facade.
  - (3) New gutters and downspouts shall be of one of the following materials:
    - 1. Copper; painted or allowed to oxidize.
    - 2. Galvanized metal, painted.
    - 3. Aluminum; finished as a non-reflective surface whether factory-applied or painted.
  - (5) Plastic gutters and downspouts are prohibited.
- 2) Chimneys (See figure 12)
  - (1) Existing chimneys shall be retained.
  - (2) Chimneys not in use may be capped in a manner similar to adjacent parapets, but in no case is a chimney to be altered in dimension, including height.
  - (3) Reconstructed chimneys shall duplicate the original or be based upon a Model Example.
- 3) Roof Cresting (See figure 1)
  - (1) Roof crestring shall not be removed or altered in configuration, location or detail.
  - (2) Replacement roof crestring shall be designed and positioned on roofs to replicate the dimensions, proportions, materials and details of the original roof crestring. Where such dimensions, proportions, materials or details are not evident from existing conditions, a Model Example must be provided.
  - (3) Roof crestring shall be of the following materials:
    - 1. wrought iron, cast iron, copper or other non-reflective metal.
    - 2. plastic which replicates the appearance of the above.  
Plastic crestring shall be securely attached and rigid so as to be indistinguishable from metal crestring.
- 4) No plumbing vent stacks, attic ventilation devices, metal chimney flues or metal fireplace chimneys shall be visible, except that one roof penetration may be allowed for a plumbing vent on a sloping roof where it is impossible to hide such from view.
- 5) No skylight or roof window shall be visible.
- 6) No radio or television antennae or satellite dishes shall be visible.
- 7) No solar collectors shall be visible.
- 8) No roof decks on top of the uppermost story of a structure shall be visible.

9) No roof-top air conditioning units shall be visible.

10) No other items which are not original to a structure shall be visible.

## **202 EXTERIOR WALLS**

*Comment: Exterior walls are the physical means of enclosing space beneath a roof. Exterior walls also define the shape and visual character of a building and in conjunction with the roof, determine the mass and scale of a building. Most exterior walls in The District are brick masonry of double or triple-wythe construction. A large number of the masonry walls at public facades have stone or portland cement veneers. Exterior walls of all types of construction form a building's primary structure. Structural damage is most often related to water penetration. For this reason exterior walls, and openings within the wall, shall be maintained and protected in order to assure the longevity of the structure.*

### **202.1 Exterior Masonry Walls At Public & Intermediate Facades**

#### **1) Cleaning Exterior Masonry**

- (1) The blasting of exterior masonry walls with sand or other abrasive materials is prohibited.

*Comment: Blasting a masonry wall with abrasive materials destroys the hard outer surface of the masonry and thus exposes the softer core of the masonry to the elements. Blasting thus not only permanently damages the appearance of the brick, but also shortens the life of the individual brick and the building as a whole.*

- (2) Masonry shall only be cleaned of dirt or paint with non-acidic chemical solutions and water. Such solutions and water shall be sprayed at low to medium pressures never to exceed 400 pounds per square inch.

- (3) *Comment: It is recommended that the cleaning technique first be applied to a 3' x 3' sample area located in an unobtrusive area of the wall(s) to demonstrate that the cleaning technique will be non-damaging.*

#### **2) Exterior Masonry Walls and Paint**

- (1) A masonry wall which has been painted may be repainted. The new paint shall be a flat or semi-gloss paint.
- (2) Brick Public and Intermediate Facades should be returned to the original brick color for the building by :
- paint remover,
  - repainting to a brick color,
  - repainting to match the existing color.
- (3) The painting of unpainted stone walls is permitted.
- (4) The painting of unpainted brick walls is prohibited.



3) Tuckpointing Exterior Masonry Walls at Public, Intermediate & Private Facades.

*Comment: Tuckpointing of masonry walls is of the utmost importance in keeping the wall watertight while retaining the original appearance of the wall.*

- (1) Existing mortar which is to be removed shall be removed with great care so as to not damage the brick, whether hand tools or power tools are used.

*Comment: Power tool usage easily chips and damages masonry.*

- (2) Tuckpointing mortar shall be mixed nominally in the proportions specified as ASTM Type N. This is a mortar with 1 to 1-1/2 parts lime to each 1 part Portland cement, and 2-1/4 to 3 parts sand for each part of combined cementitious materials. An example mix would be 1 part cement, 1-1/4 parts lime, and 6 parts sand.

*Comment: In the natural movement of a building, mortar which is too hard will spall, chip or break the adjacent masonry.*

- (3) The color of the mortar shall match the majority of the mortar currently existing in the wall.

*Comment: The color of mortar which does not have color pigment added is affected by the color and coarseness of the sand. Typically white silica sand will result in mortars of a lighter color while brown river sand will result in mortars of a darker color. Similarly, sand of a finer coarseness will result in mortars of a lighter color while coarser sands will result in mortars of a darker color. In each instance, the color of the mortar will not be clearly identifiable until it has dried and been washed. Mortar normally dries in thirty days and may be washed of residue by plain water and a stiff bristle brush.*

- (4) Mortar shall be tooled to match the existing or original character of the joints.

*Comment: Common joints found within The District include: concave, v-grooved, and struck.*

*Comment: It is recommended that a 3' x 3' sample area located in an unobtrusive area of the wall be tuckpointed in order to illustrate compliance with the above.*

4) Reconstructed Exterior Walls (See figure 9)

*Comment: Reconstructed masonry walls include the replacement of missing masonry within a wall and the reconstruction of a masonry wall which has collapsed.*

*Comment: Masonry includes brick, ornamental pressed brick and terra cotta.*

5) Construction

- (1) A reconstructed masonry wall shall be one of the following types of construction:
- (2) Solid masonry, or;
- (3) concrete block back-up with masonry exterior, or;
- (4) masonry veneer on metal or wood studs.
- (5) Mortar thickness and coursing shall match the original.

6) Material

- (1) One of the following materials shall be used:
  1. new or used masonry units which match the original in size, shape, color (variety and pattern of color), surface hardness and ornament.
  2. replicas of original ornamental masonry units constructed of the materials outlined in Section 201.7: Cornices.
  3. Soft, "salmon" brick, of the kind intended for use on the interior of walls, shall not be used.

*Comment: Used masonry units should not be used if a checkered pattern will result when faces of the units which were not originally exposed are re-laid exposed, or when the faces have traces of previous construction including paint, plaster, mortar, tar and other foreign coatings. With a little patience and coordination, a new masonry unit which matches the original can usually be found.*

7) Exposed Masonry Party Walls at Intermediate Facades

*Comment: Exposed masonry party walls were original interior walls which served as a fire barrier between adjacent buildings. Upon demolition of one of the buildings, one face of this wall, which may be constructed of soft interior brick, is left exposed. Exposed masonry party walls present two problems: 1) how best to protect the soft brick wall from deterioration and 2) how to improve the irregular face left by demolition.*

- (1) One of the following methods of treating exposed masonry party walls shall be used:
  1. Replace the exterior wythe with a new wythe of hard face brick. The new brick shall be similar in size and color to the original.
  2. Clean the exposed wall of any debris: replace any deteriorated areas, tuckpoint the entire wall, and apply a breathable, clear waterproofing treatment.
  3. Stucco is strictly prohibited as a method of treating exposed masonry party walls.

## **202.2 Wood Siding At Public & Intermediate Facades**

*Comment: Wood siding is typically found at the sides of dormers, enclosed porches, rear additions and occasionally an entire building within The District.*

- 1) Wood siding shall be painted.
- 2) Replacement materials shall be one of the following:
  - (1) New wood siding which replicates the original in design, dimension and method of application.
  - (2) The sides of a dormer may be resided with aluminum, steel or vinyl siding as provided in Section 201.6(D).
  - (3) The following replacement materials are prohibited, except at the sides of a dormer:
    1. masonite siding is prohibited.
    2. aluminum, steel or vinyl siding is prohibited.

## **202.3 Stone And Portland Cement Facades At Public & Intermediate Facades**

- 1) Paint
  - (1) Stone facades which have not been painted may be painted.
  - (2) Stone facades to be repainted shall be painted shall follow the guidelines in Section 202.1(B).
- 2) Missing pieces of stone and missing or severely damaged facades shall be repaired or replaced with cement stucco, fiberglass or other material which replicates the original appearance of the stone.
- 3) When a new coat of cement stucco is applied the following apply:
  - (1) The cement stucco shall be scored to replicate the pattern of the original stonework.
  - (2) The setback of windows and doors shall be closely maintained.
  - (3) The detailing of corners and edges shall be as crisp as the original.

## **203 WINDOWS**

*Comment: Windows of historic buildings are a very important part of a building's historic character. They are integral to a building's exterior and interior design, and are a critical element of the building's weather protection system. A typical window design consists of muntins, sash, frame, moldings, proportion, configuration and concept of operation.*

### **203.1 Windows At Public Facades**

- 1) Windows shall be one of the following:
  - (1) The existing window repaired and retained.
  - (2) A replacement window which duplicates the original and meets the following requirements:
    1. All components are made of wood.

2. The profiles of jambs, brick moulds, mullions, muntins, sashes, frames and moldings match the original elements in dimension, configuration and position in the opening.
- 2) Multiple sills and jamb liners are not acceptable.
- 3) Replacement sill and jamb set within existing sills and jambs are not acceptable.
- 4) The number of lights, their arrangement, size and proportion shall match the original.
- 5) The method of opening is the same as the original except double-hung windows may be changed to single-hung.
- 6) Reconstructed windows and sashes shall be based on the following:
  - (1) an adjacent existing window in the same facade which is original or;
  - (2) a Model Example, or;
  - (3) similar to the window detailed in Figure 13.
- 7) Glass Types
  - (1) Glass in windows shall be one of the following:
    1. clear glass or other original glazing, or;
    2. glass based on a Model Example, or;
    3. insulated glass with its exterior face set back from the exterior face of the sash to match the original dimension, with a minimum dimension of 3/8" if the original dimension is unknown.
  - (2) Bathroom windows not on a front facade may be frosted clear glass. Historical examples include glue chip and machine textured glass.
  - (3) The following glass types are prohibited:
    1. tinted glass
    2. reflective glass
    3. glass block
    4. plastic (Plexiglas)
- 8) The infilling of a window by any means is prohibited.
- 9) Storm Windows and Screens

*Comment: Storm windows and screens may be installed at the interior or at the exterior. Interior installation is preferred to preserve the exterior appearance of the window and its details.*

  - (1) Materials:
  - (2) Exterior storm windows and screens shall be wood or aluminum. Wood shall be painted; aluminum shall be factory-painted or primed and painted in place.
  - (3) Interior storm windows and screens may be made of any material.

- (4) Storm windows and screens shall also meet the following requirements:
  1. The dimensions of the area of glass or screen shall be no less than the area of glass in the window being protected.
  2. The meeting rail of the storm or screen window shall be in line with the meeting rail of the window being protected. Additional meeting rails are prohibited.
  3. In the case of an arched-head opening, the top rail of the storm window and/or screen must match the profile of the window sash.

10) New Window Openings

- (1) No new window opening shall be created.
- (2) No existing window opening shall be altered in length or width.

**203.2 Windows At Intermediate Facades**

- 1) Windows shall comply with all of the restrictions outlined in 203.1 except as provided in this Section 203.2.
- 2) Replacement Windows
  - (1) Materials:
    1. Replacement windows shall be constructed of the following materials:
      - a. Materials outlined in 203.1
      - b. Metal
      - c. Metal or vinyl clad wood
    2. Vinyl is prohibited as a replacement material.
- 1) Infilling Windows
- 2) Windows which are to be abandoned on the interior shall be infilled as follows:
- 3) The window opening shall be closed with wooden shutters set within brick mold framing the opening, approx. 1" to 2" back from the face of the wall with the masonry opening left intact including the brick mold, sill and lintel;
- 4) The window opening shall be bricked-in with brick set 2" to 3" back from the face of the wall with the masonry opening left intact including the sill, lintel and brick mould. The infill brick should match the surrounding brick in size, color, texture, coursing and mortar composition, color, texture and tooling.
- 5) The window may remain with the addition of an interior window treatment to obscure the fact that it has been abandoned on the interior. The window shall remain operable to provide access to interior window treatment for repair or replacement.

- 6) New Window Openings:
  - (1) New openings where no window existed before or existing windows to be made shorter or longer, shall meet the following:
  - (2) The existing window opening shall not be widened or narrowed.
  - (3) The width of new openings shall be the same as another original window opening existing on the same elevation of the building.
  - (4) Masonry jambs shall be toothed-in, not saw-cut.
  - (5) New lintels shall align with adjacent lintels.
  - (6) Sills and lintels shall match the appearance and configuration of the original materials of the adjacent sills and/or lintels.
- 7) Storm Windows and Screens (See figure 15)

*Comment: Storm windows and screens may be installed at the interior or at the exterior. Interior installation is preferred to preserve the exterior appearance of the window and its details.*

  - (1) Materials:
    1. Exterior storm windows and screens shall be wood aluminum, or vinyl. Wood shall be painted; aluminum shall be factory-painted or primed and painted in place.
    2. Interior storm windows and screens may be made of any material.
  - (2) Storm windows and screens shall also meet the following requirements:
    1. The dimensions of the area of glass or screen shall be no less than the area of glass in the window being protected.
    2. The meeting rail of the storm or screen window shall be in line with the meeting rail of the window being protected. Additional meeting rails are prohibited.
    3. In the case of an arched-head opening, the top rail of the storm window and/or screen shall match the profile of the window sash.

### **203.3 Windows At Private Facades**

- 1) Windows at Private Facades are not regulated by this Ordinance.

*Comment: Owners are encouraged to repair and retain the original appearance, dimensions, proportions and details of original windows located at private facades. Where alterations are to be made, the guidelines of Section 203.2(C) and (D) are strongly recommended.*

### **204 DOORS**

*Comment: Doors, like windows, are an integral part of a building's street facade. Primary entrance doors are one of the strongest first impressions of a building.*

*Comment: Door types found in The District are limited to a few different types. Doors of earlier Federal style buildings are simple in construction and without ornament save for*

*four or six panels. Victorian doors are much more ornate, often with elaborate carvings, recessed panels or other architectural detailing and typically have a glazed area in the upper half to three quarters of the door. Glass in a Victorian door is typically etched, beveled or leaded. Stormer doors often accompany Victorian doors and are of similar design though usually without any glazed area.*

#### **204.1 Doors At Public And Intermediate Facades**

*Comment: As used herein the term "doors" includes stormer doors.*

- 1) Doors shall be one of the following:
  - (1) The original wood door restored, or;
  - (2) a new wood door which replicates the original, or;
  - (3) a new wood door based on a Model Example.
- 2) The following types of doors are prohibited:
  - (1) Flush, hollow-core doors with or without applied moldings, and;
  - (2) metal doors of any type, including aluminum storm doors.
- 3) Doors shall have one of the following finishes:
  - (1) Paint, or;
  - (2) hardwood doors may have a natural finish.
- 4) Hardware
  - (1) Original hardware shall be retained when existing. When a new door is installed or when hardware is missing at an original door, the new hardware shall be of a style, type and material consistent with a model example.
  - (2) Dead bolt locks are allowed, provided the new hardware shall be of a style, type. and material consistent with a Model Example.
- 5) Placement
  - (1) Setting doors forward or back from their original line of placement is prohibited. Double sills or jamb liners are prohibited. New doors shall precisely fit the existing opening.
- 6) Side Panels in entrance alcove
  - (1) Existing side panels in the entrance alcove shall be retained.

#### **204.2 Transoms At Public And Intermediate Facades (See Figure 17)**

*Comment: A transom is the window over the top of a door and can be either fixed or operable.*

- 1) Transoms shall be maintained as part of the entry, following the guidelines in Section 203.1 (A thru D).
- 2) Storm windows and screens at transoms shall follow 203.1(E).

### **204.3 Vehicular Doors At Public & Intermediate Facades**

*Comment: There are a number of historic vehicular entrances within The District. Today, these entrances may still retain their original use or may have been converted to primary or secondary openings.*

- 1) The structural opening of an original vehicular door shall remain intact.
- 2) Intermediate facade vehicular door openings may be infilled with a simulated vehicular door or brick infill as specified in 203.2(C).
- 3) Doors  
Doors shall be of one of the following types:
  - (1) The original door or a duplicate of the original door, or;
  - (2) a door based on a Model Example, or;
  - (3) a door constructed of car siding (tongue & groove; 2-3/4" x5/8").
- 4) A man door may be incorporated into the overall design of the door.
- 5) Doors of the following types are prohibited:
  - (1) Overhead garage doors made of aluminum, fiberglass or steel.
- 6) Method of operation shall be one of the following:
  - (1) The original method of operation shall be retained.
- 7) Overhead doors may be used where they did not originally exist if they are clad with tongue and groove siding running vertically or they replicate the appearance of a Model Example.

### **205 FOUNDATIONS**

*Comment: The foundation creates both a structural and visual base on which a building rests. It creates a strong visual line at the bottom of a building and provides a transition between the sidewalk or lawn and the building facade. The foundation is essential to the structural stability and weather resistance of a building.*

*Comment: Foundations within the District are typically white or grey limestone.*

#### **205.1 Paint @ Public & Intermediate Facades**

- 1) Unpainted foundations may be painted.
- 2) Painted foundations shall follow guidelines for painted masonry. See section 202.1(B).

#### **205.2 Replacement Materials @ Public & Intermediate Facades**

- 1) Foundation replacement materials shall be one of the following:
  - (1) New or re-used stone which matches the original in color, type of stone, size, finish, method of laying.
  - (2) A veneer of the above applied to a differing back-up material such as concrete or concrete block.
  - (3) Other masonry products such as cast-in-place concrete, split-faced concrete block or concrete block with an uneven face can be used



only on an intermediate facade and only when the exposed face replicates the original material.

### **205.3 Surface Treatments @ Public & Intermediate Facades**

- 1) Foundations shall not be parged (skim-coated) with stucco, concrete, mortar or other cementitious materials.

*Comment: Foundations which require tuckpointing should be tuckpointed to match the existing mortar in color, texture and composition.*

### **206 APPENDAGES**

*Comment: Only a few materials were historically used in The District in the construction of porches, stoops and steps. These materials included stone, brick, wood and occasionally various types of metal. Appendages were often the focus of architectural detailing and add to the individual character of a building.*

#### **206.1 Location And Type Of Appendages Per Facade**

- 1) Original appendages at the Public and Intermediate Facades shall not be removed or altered in configuration, location, or detail.
- 2) At Public and Intermediate Facades, appendages may be reconstructed where there is evidence of their prior existence. Reconstructed appendages shall be rebuilt based on evidence at the building and a Model Example.

*Comment: Evidence includes, but is not limited to, paint lines and profiles on the facade, indications of a former foundation, documented existence in terms of historical site plans and photographs.*

- 3) New Appendages:

*Comment: New appendages are new construction where there is no evidence of an original appendage.*

- (1) Are prohibited at Public Facades,
- (2) Shall be set back at least fifteen (15) feet from a Public Facade, unless the appendage is to be added to the rear elevation of a corner building. In this case, it shall be held back at least 1 foot.
- (3) Shall be based on a Model Example.
- (4) All facades of a new appendage shall utilize finish materials. See definition, section 100.
- 4) Access to the main building from a new appendage shall be limited to a single door width opening in the original exterior wall.

#### **206.2 Stone Elements At Public And Intermediate Facades**

- 1) Stone steps and porch elements shall be replaced only when necessary to ensure public and occupant safety.
- 2) Steps and porch elements shall retain their original location and configuration.

- 3) Stone steps and porch elements shall not be painted or receive any adhesively applied finishes.
- 4) Replacement materials at Public Facades
  - (1) For architectural elements see the acceptable replacement materials listed under stone cornices - Section 201.7(B)(7).
  - (2) Replacement steps shall be one of the following:
  - (3) New or re-used stone duplicating in shape, size and coloration that which is being replaced.
  - (4) Precast concrete which replicates the stone in shape, size and coloration.
- 5) Replacement Materials at Intermediate Facade
  - (1) Materials permitted in Section 206.2 (D).
  - (2) Wood as per a Model Example.

### **206.3 Wood Elements at Public and Intermediate Facades**

- 1) Reconstructed wood appendages shall be of wood, except architectural details such as brackets which may be of the materials listed under replacement materials for wood cornices - Section 201.7(B)(6). A Model Example shall be used.
- 2) Reconstructed wood handrails shall be one of the following:
  - (1) A wood handrail based on a Model Example, or;
  - (2) The Soulard type handrail common to St. Louis. (See figure 18)
- 3) Wood handrails shall receive one of the following finishes:
  - (1) paint, or;
  - (2) an opaque stain.
- 4) Wood elements under this article shall also comply with section 101.8.

### **206.4 Metal Elements At Public And Intermediate Facades**

- 1) Metal handrails and architectural detailing shall be of one of the types of metals or other replacement materials listed under Section 207.1(B).

### **207 Accessories**

*Comment: Accessories are architectural elements which add to the overall character of a building in smaller measure than the preceding appendage items. Accessories if chosen wisely can greatly enhance the historic quality of a building.*

#### **207.1 Wrought And Cast Iron Accessories At Public And Intermediate Facades**

*Comment: These include balcony railings and cresting.*

*Comment: Wrought and cast iron accessories were once common in The District.*

- 1) Existing wrought and cast iron accessories shall not be removed or altered in form.

*Comment: Owners are encouraged to reconstruct balconies where they once existed especially if the original brackets are still in place.*

- 2) Replacement Materials
- 3) New or re-used metal accessories based on a Model Example, or;
- 4) Plastic or other molded or cast material which replicates the appearance of the original.

#### **207.2 Shutters At Public And Intermediate Facades**

*Comment: Shutters were once very common within The District. Shutters were opened and closed daily to provide privacy, security and insulation. Windows which once had shutters often bear testimony to their former existence by extant hardware or markings in the brick molding.*

*Comment: Owners are encouraged to re-install shutters where they once existed.*

- 1) Reconstructed shutters meet the following requirements:
  - (1) Horizontally slatted and of wood construction unless a Model Example demonstrating otherwise is provided.
  - (2) The size, height, and shape shall match the original sash.
  - (3) Shutters must be hung on shutter hinges per original design. Shutters may not be fixed in a permanently closed position at Public Facades.  
*Comment: Shutters at Intermediate Facades may be closed as in the case of infilling a window. Closed shutters are recommended as a means of infilling a window at Intermediate & Private Facades.*

#### **207.3 Security Bars @ Public & Intermediate Facades**

*Comment: Historically, security bars were only used at basement windows and consisted of ornamental ironwork placed to the exterior side of the window. This ornament added to the overall design of the facade.*

- 1) Existing historic security bars and ironwork in front of windows at a Public Facade shall be retained where existing.
- 2) New security bars shall be added in accordance with the following:
- 3) New security bars added to basement windows at the Public and Intermediate Facades shall be added to the interior of the window unless based on a Model Example.
- 4) New security bars added to other windows at the Public and Intermediate Facades shall be added to the interior and screened from the exterior by interior window treatment.
- 5) New security bars which are visible at the Public and Intermediate Facade shall be vertical in design, and based on a Model Example.

#### **207.4 Awnings And Canopies At Public And Intermediate Facades**

*Comment: There is considerable historic evidence that the windows and doors of buildings within The District were once protected by awnings or canopies.*

- 1) New awnings and canopies shall be based on a Model Example and meet the following:
  - (1) The same shape and size as the opening behind.
  - (2) Constructed of a fabric material.
  - (3) Lettering or numerals are prohibited, except as allowed in Section
- 2) Metal awnings and canopies are prohibited.

#### **207.5 Exterior Lighting At Public & Intermediate Facades**

*Comment: Light fixtures should be used to accent and highlight historic structures and to provide safety and security. Exterior lighting fixtures are generally not an original element of historic buildings and thus should be as simple and unobtrusive as possible.*

- 1) Only one (1) Exterior wall mounted lighting fixture shall be permitted on each facade of a building, except that one wall mounted fixture is allowed at each entrance doorway on a facade.
- 2) Exterior wall mounted lighting fixtures shall be one of the following, and shall be mounted no higher than the top of the entrance door:
  - (1) Based on a Model Example.
  - (2) A simple metal canister with a downward projecting light. The fixture shall be painted or anodized aluminum, to match the adjacent wall color.
  - (3) Metal bracket with a clear glass globe with a clear bulb. The metal bracket shall be painted or anodized aluminum to match the adjacent wall color, weathered copper or oiled bronze. Globes shall be fitted to the metal base and be without ornamental design.
- 3) Lighting in entry alcoves shall be one of the following:
  - (1) Based on a Model Example,
  - (2) Ceiling mounted and non-visible from the street,
  - (3) A recessed can light in the ceiling of the entry.

#### **207.6 Street Addresses At Public And Intermediate Facades**

- 1) Numerals shall be Arabic.
- 2) Street addresses shall be one of the following:
  - (1) At a transom
    1. Painted gold-leaf.
    2. Etched or leaded glass based on a Model Example.
    3. Stencil or decals to simulate gold leaf, with the design based on a Model Example,
  - (2) On a door
    1. Etched or leaded glass based on a Model Example.
    2. Metal numerals, a maximum of 4" in height.
    3. Metal plaque, a maximum of 4" x 8" in size, with numerals integrally cast.

(3) On landscape elements including walls, fences, carriage stones and steps

1. Integrally carved in stone, a maximum of 4" in height.
2. Metal numerals, a maximum of 4" in height.
3. Metal plaque, a maximum of 4" x 8" in size, with numerals integrally cast.

*Comment: Owners are discouraged from electing the following option due to the potential damage to the masonry by attachment devices.*

(4) On walls

1. Metal numerals, a maximum of 4" in height.
2. Metal plaque, a maximum of 4" x 8" in size, with numerals integrally cast.

3) The following types of street addresses are prohibited:

- (1) plastic numbers attached to transom glass, doors, walls, steps, fences, roofs, light posts, mail boxes.

#### **207.7 Signage At Public & Intermediate Facades**

*Comment: Commercial signage is defined as signage located at buildings which were originally built to house commercial uses; commercial signage at residential structures refers to signage at residential structures which have been converted to commercial or mixed-use.*

1) Commercial signage

- (1) Commercial signage is regulated by the existing City of St. Louis Signage Ordinance and further regulated herein.
- (2) Signage shall not project beyond the face of the building, except 6" maximum height lettering is permitted on the apron of an awning.
- (3) Placard signs shall be metal or painted wood, less than 100 sq. inches in size.
- (4) Signage shall not be applied above the 2nd floor floor line.
- (5) Signage may be painted onto the flat fascia trim above storefront
- (6) windows.
- (7) Signage may be painted on the storefront glass, height of letters not to exceed 6". Sign not to exceed 2 lines.
- (8) Signage shall not be electric or animated.
- (9) See 207.5 for exterior lighting restrictions.

- 2) Signage at residential structures
  - (1) Signage shall be limited to no more than two signs, with the total area of all signage on a building no more than 100 square inches.
  - (2) Signage shall be of one the following types:
    1. On walls:  
Metal or painted wood plaque, less than 100 sq. inches in size.
  - (3) At landscape elements including walls, fences, carriage stones and steps:
  - (4) Integrally carved in stone, less than 100 sq. inches in size.
  - (5) Metal or painted wood plaque, less than 100 sq. inches in size.

#### **207.8 Mailboxes At Public & Intermediate Facades**

- 1) Mail delivery shall be accomplished by one of the following:
  - (1) mail slot cut into an exterior door
  - (2) wall mounted mailbox not to exceed 12" tall x 12" wide x 6" deep, painted to match adjacent surfaces.
  - (3) if the exterior doors are recessed, the mailbox shall be mounted on the side panels.

#### **208 STOREFRONTS**

*Comment: Storefronts are of particular importance in The District. As a part of the urban and cultural heritage of Lafayette Square, storefronts provided residents with a diversity of services conveniently located within walking distance of their homes. Historic storefronts still comprise the north side of the 1800 and 1900 blocks of Park and are also found at miscellaneous street corners.*

Definition: Storefronts consist of large, fixed pieces of glass as typified by figure 11. The glazing area normally extends from a knee high sill to ceiling height, with wood or metal frames supporting the store window and transoms. The area below the windows were often raised panels or molded panels.

#### **208.1 Reconstructed Storefronts At Public & Intermediate Facades**

- 1) Reconstructed storefronts shall meet the following:
  - (1) The glazing shall be glass, either single or double pane, clear and fixed within a sash.
  - (2) All exposed materials shall be finished.
  - (3) Be based on a Model Example consistent with the building's original character.

#### **208.2 Storefront Conversion @ Public & Intermediate Facades**

Storefronts which are being converted to residential use shall retain their original storefront configuration. The Public and Intermediate Facades shall not be altered in any way so as to disguise the original storefront use.

## **209 CARRIAGE AND ALLEY HOUSES**

*Comment: Carriage and alley houses contribute to the district. These "working" buildings served as important adjuncts to the main residence on the lot and were considered necessary to the function of the larger house. Some carriage and alley houses are rich in architectural detailing and contribute to the overall visual character of the district.*

*Comment: The intent of this Ordinance is to protect and preserve the structural integrity of these two types of structures while recognizing that they are secondary structures.*

### **209.L Public Facades**

Definition: The Public Facade of a carriage or alley house is defined by this Ordinance as that facade which faces the main street and/or the rear of the main structure on the lot, whether or not the facade is visible from the street.

- 1) The Public Facade of a carriage or alley house shall be regulated by the preceding and following applicable sections of Article 2, except as provided herein:
  - (1) slate may be replaced with asphalt or fiberglass shingles.
  - (2) plumbing vents, attic ventilation vents, metal chimney or fireplace flues may be visible above the roof line.
  - (3) windows shall replicate the original, but may be of other materials such as aluminum.

## **210 NEW ADDITIONS TO EXISTING BUILDINGS**

- 1) No new additions shall be made to the Public or Intermediate Facades of historic buildings, except as previously allowed by 206.1(C)(3) New Appendages, and except that new additions may be made to the side elevation that faces a vacant lot or private yard.

*Comment: New additions constructed at Private Facades may lengthen an adjacent Intermediate Facade. New additions made at the side elevation that faces a vacant lot or private yard may extend the Public Facade.*
- 2) See Article 3, Non-Historic Building and New Construction, for restrictions relating to new additions to existing buildings.

## **211 DEMOLITION**

*Comment: Buildings which are significant, without regard to chronological age, are considered historically significant to the character and integrity of the neighborhood.*

Demolition is strongly discouraged and strictly limited.

### **211.1 Application For Demolition Permit**

*Comment: Demolition permits for buildings within historic districts are applied for at the St. Louis City Building Commissioner's Office and reviewed by the Heritage and Urban Design Commission.*

- 1) An application for any demolition within the Lafayette Square Historic District shall include the following information:
  - (1) date owner of building acquired the property

- (2) written statement describing reasons for demolition or proof of hardship
- (3) copy of St. Louis records indicating the date of construction of the building under consideration
- (4) site plan of the property showing the relation of the building to the site and to adjacent structures
  - 2) black and white or color photographs, 3" x 5" minimum size, of each elevation of the building.

#### **211.2 Valid Reasons For Demolition Permits**

- 1) The only valid reason for granting a demolition permit is for the removal of an addition or alteration which is not original to the structure, in order to restore the original appearance.

#### **211.3 Invalid Reasons For Demolition Permits**

- 1) The following are not valid reasons for granting a demolition permit:
- 2) Deterioration by neglect, lack of maintenance or failure to properly secure and weatherize the building.
- 3) Structural damage or deterioration.  
*Comment: Owners shall maintain their properties to the minimum standards of the City of St. Louis Building Code.*

#### **212 VACANT BUILDINGS**

- 1) Vacant buildings shall be protected from deterioration as follows:
  - (1) Windows and doors which are not weather tight, at all floor levels, and at all facades, shall be covered by minimum 1/2" exterior grade plywood. The exterior face of the plywood shall be stained or painted. No lettering on the plywood shall be allowed. Plywood shall be maintained free of graffiti.
  - (2) The roof, gutter and downspouts shall carry the rain water to the ground, and away from the building. The roof shall be replaced or maintained to prevent any leakage.
  - (3) The vacant building shall be so secured and maintained as to eliminate further deterioration and vandalism.

#### **213 PROPOSAL REQUIREMENTS**

Proposal requirements for repairs, alterations, and permitted additions to existing Historic buildings shall be as outlined in Section 304.



## **ARTICLE 3: NON-HISTORIC BUILDINGS, NEW CONSTRUCTION AND ADDITIONS TO HISTORIC BUILDINGS**

This article shall apply to existing Non-Historic Buildings, New Construction and permitted additions to existing Historic Buildings.

### **301 PUBLIC AND INTERMEDIATE FACADES**

- 1) The Public and Intermediate Facades of Non-Historic Buildings, New Construction and permitted Additions to existing Historic Buildings shall be reviewed based on the following:
  - (1) Site plan including setback and alignment.
  - (2) Mass: The visual displacement of space based on the building's height, width and depth; the 3 dimensional impact of a structure.
  - (3) Scale: The perceived size of a building relative to the height and width of adjacent structures. Also the perceived size of an element of a building relative to known architectural elements; for example, the size of a door relative to a window.
  - (4) Proportion: Any system of mathematical ratios which establish a consistent set of visual relationships between the parts of a building and to the building as a whole.
  - (5) Ratio of solid to void: The percentage of opening to solid wall. Openings include doors, windows and incised porches and vestibules.
  - (6) Material and material color.
- 2) No new Additions shall be made to the Public Facade or Intermediate Facades of historic buildings, except appendages, as described in 206.1(C),3., and except that new additions may be made to a side elevation that faces a vacant lot or private yard.

#### **301.1 Site**

- 1) Alignment
  - (1) New construction and additions shall have Public Facade(s) parallel to the Public Facade(s) of the adjacent buildings.
  - (2) In the event that new construction or addition is to be located between two existing buildings with different alignments to the street or in the event that there are no adjacent buildings, then the building alignment which is more prevalent within that block, and on the same side, shall be used.
  - (3) In the event that a new building is to be located on a block which is completely unbuilt, then the alignment shall be that which is most prevalent within the adjacent blocks or across the street.
  - (4) In the event that many new buildings are to be located on a block which is completely unbuilt, then all the new buildings shall have a common alignment.

2) Setback

- (1) New construction shall have the same setback as adjacent buildings.
- (2) In the event that new construction is to be located between two existing buildings with different setbacks to the street, or in the event that there are no adjacent buildings, then the building setback which is more prevalent within that block (same side of street) shall be used.
- (3) In the event that new construction is to be located on a block which is completely unbuilt, then the setback which is most prevalent within adjacent blocks or across the street shall be used.
- (4) In the event that many new buildings are to be located on a block which is completely unbuilt, then all the new buildings shall have a common setback.
- (5) The preceding setback requirements are not intended to disallow construction of alley or carriage house type new construction.

3) Every unit shall have a Public Facade.

4) There shall be a sidewalk along all public streets. The sidewalk shall align with adjacent sidewalks.

5) Ancillary buildings or construction shall not be visible from public streets, unless they comply with Section 301, except 301.1(B), and 301.3.

Definition: Ancillary buildings are detached, non-habitable structures including but not limited to the following: gate houses; common mailbox centers; storage sheds; greenhouses, garages.

3) No curb cuts shall be allowed.

4) Grading

- (1) The existing grades of a site may not be altered beyond minor grading to affect water runoff.
- (2) In all new buildings, at least one Public Facade that faces the street shall contain an entrance.

**301.2 Mass**

- 1) The mass of new construction shall be comparable to the mass of the adjacent buildings or to the common overall building mass within the block, and on the same side of the street.
- 2) All new buildings shall be up on a base. The elevation of the first floor shall be at least 3 steps higher than the grade and there shall be steps leading to the entry. On the Public and Intermediate Facades, there shall be a differentiation in the facade near the level of the first floor that defines the base. The wall materials and /or the detailing at the base shall be distinct from that of the rest of that facade.

### **301.3 Scale**

- 1) New construction shall appear to be the same number of stories as other buildings within the block, or shall have the same number of stories as the building original to that site. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings.

*Comment: Building height shall be measured at the center of a building from the ground to the parapet or cornice on a flat roof building, to the crown molding on a Mansard building, to the roof eave on a building with a sloping roof.*

- 2) The building height shall be within 2' above or below the average height within the block.
- 3) When several buildings, or a long building containing several units, are constructed on a sloping street; the building(s) shall step down the slope in order to maintain the prescribed height. The step shall occur at a natural break between units or firewalls.

### **301.4 Proportion**

- 1) The proportions of new construction and additions shall be comparable to those of adjacent buildings.

### **301.5 Ratio Of Solid To Void**

- 1) The total area of windows and doors in the Public Facade of new construction and additions shall be no less than 25% and no more than 50% of the total area of the facade.
- 2) The proportion of a window in the Public Facade of new construction and additions shall be between one of the following:
- 3) 1:2 and 1:3. The height shall be at least twice the width ( $W \times 2 < H$ ).
- 4) Approved by the Lafayette Square Restoration Committee.

### **301.6 Public And Intermediate Facade Materials And Material Color**

- 1) Finish materials shall be one of the following:
  - (1) Kiln-fired brick, 2-2/3" x 8" x 4" nominal, or brick size based on a model example.

*Comment: Brick within The District is typically laid in a running bond with natural grey, white or red mortar. Typical joints include concave, struck and v-groove (See figure 8). Most brick within The District is hard and smooth and red or orange in coloration with only minor variations in coloration.*
- (2) Stone common to The District
- (3) Replica stone including scored stucco
- (4) Ornamental brick, stone or replica stone lintels, cornices, sills and decorative bands or panels.

- (5) Approved by the Lafayette Square Restoration Committee.
- 2) Siding of any type and style is prohibited at the Public and Intermediate Facades except when an addition at a Private Facade extends an Intermediate Facade. For the purposes of applying this provision to an addition to a side elevation that faces a side yard or vacant lot, siding is prohibited at the Public and Intermediate Facades of the addition. Such additions must use finish materials as defined in (A) above. The side elevation of the addition is to be considered Intermediate.
- 3) Clear and non-reflective panes of glass shall be used in Public and Intermediate facade windows, transoms and doors.
- 4) Gutters and downspouts shall comply with Section 201.8(A)(3)&(4).
- 5) A proposed structure that uses brick on the Public Facades shall also use brick on the Intermediate Facades.

### **301.7 Public And Intermediate Facade Roofs**

- 1) Roof planes shall be uninterrupted with openings such as individual skylights, vents, pipes, mechanical units, etc.
- 2) Visible roofing material shall be limited to the following:
  - (1) slate,
  - (2) synthetic slate,
  - (3) asphalt or fiberglass shingles, standard three tab design of 235 pounds per square minimum construction,
  - (4) standing seam, copper or prefinished sheet metal roofing,
  - (5) Plate or structural glass.
- 3) Visible roofing material not permitted include the following:
- 4) Wood shingles, or composition shingles resembling wood shingles or shakes
- 5) Roll roofing or roofing felts

### **302 Private Facades**

Private Facades of new construction are not regulated by this ordinance.

### **303 GARAGES, ALLEY HOUSES & CARRIAGE HOUSES**

- 1) Garages shall be set within 10' of the alley line.
- 2) Garages shall be directly behind the main structure on the site. If existing site conditions prohibit this placement, then the new structure shall comply with Section 301, except 301.1(B), and 301.3.
- 3) Vehicular access shall only be from the alley. See also Section 301.1(F)
- 4) Garage doors shall be parallel to, and face, the alley.
- 5) Construction materials:
  - (1) Consistent with a model example.
  - (2) Brick

- (3) Stone or replica stone, including scored stucco or block.
- (4) Siding

### **304 Proposal Requirements**

A building permit application or preliminary review request for new construction shall be accompanied by the following:

- (1) Site Plan including the following:
  - (1) The footprint of the new construction as well as an outline plan of the structures to each side of the site and across the street. The outline plan shall be extensive enough to indicate setback patterns on which the new construction is based.
  - (2) The plan shall indicate all existing and proposed site elements including but not limited to: parking; sidewalks; fencing; landscaping; site walls; lighting; ancillary buildings or structures; services (loading for commercial structures, refuse collection); free standing signage;
- (2) Site Section
  - (1) A grading plan with existing and proposed contours shall accompany the permit application for new construction.
- (3) Elevations
  - (1) All Public & Intermediate Facades shall be shown, with dimensions, and shall include an outline of existing, adjacent elevations to each side of all proposed construction. These existing outline elevations shall be supplemented by photographs.
  - (2) All materials, including facade, roof, windows, doors, foundations, steps, shall be noted on the elevations.
- (4) Wall Sections
  - (1) Public and Intermediate full height wall sections shall be included with permit application. These sections shall note all dimensions and materials.
- (5) Details
  - (1) Public and Intermediate Facade window and door jamb, sill and head details shall be included with permit application. These details shall note all dimensions and materials.
  - (2) Public and intermediate cornices, eaves, gutters, downspouts, dormers, appendages, accessories, steps and all elements shall be detailed.

## **ARTICLE 4: SITE**

This Article applies to all buildings in The District.

### **401 SLOPE/GRADE AT PUBLIC AND INTERMEDIATE FACADES**

The historic slope of a yard shall not be altered at the Public or Intermediate Facade unless it has at some time been altered and is to be restored to its original

configuration, or unless a new retaining wall that complies with a Model Example has been installed.

## **402 WALLS**

### **402.1 Free Standing Walls @ Public & Intermediate Facades**

Definition: A free standing wall is approximately the same height above the grade on each side of the wall.

Free standing walls are prohibited in front of the building line.

### **402.2 Retaining Walls At Public And Intermediate Facades**

Definition: A retaining wall is constructed to allow a change in grade from one side of the wall to the other.

- 1) New and reconstructed retaining walls shall be based on a Model Example.
- 2) The exposed side of a retaining wall shall be vertical.
- 3) The top of the retaining wall shall be horizontal, and shall extend a maximum of 8 inches above the high point of the grade retained.  
*Comment: New and reconstructed retaining walls shall replicate the appearance of an historic wall. Thus stone or brick may be applied as a veneer to a concrete wall as long as the outward appearance meets the visual qualities of the Model Example.*
- 4) The following types of retaining wall veneers are prohibited at Public and Intermediate Facades:
  - (1) Railroad ties
  - (2) Landscape timbers
  - (3) Concrete block of any type
  - (4) Exposed cast-in-place or precast concrete
  - (5) Stucco which does not simulate cut stone

## **403 FENCES**

*Comment: Fences are a very important part of the streetscape within historic districts. Fences can frame a view of an individual's property, define public versus private ownership, and act in unison with other fences to add a sense of continuity and rhythm to the street.*

### **403.1 Street Fences**

Definition: Street fences are those fences which are located in front of the building or less than 12 inches behind any building line which is adjacent to a public street.

- 1) Street fences are restricted to a height of 42" or less when measured above the ground. A Model Example may be used as a reason for a variance. When placed atop a retaining wall, the height shall be measured from the top of the wall.

- 2) The top level of street fences shall match the top level of adjacent street fences, or shall match the predominant top level of street fences on the same block on the same side of the street.
- 3) The top of street fences parallel to a sidewalk shall be horizontal, stepping the top at intervals as required to maintain the appropriate height.
- 4) Street fences shall be metal and duplicate the proportion and scale of a Model Example. The Model Example fence shall be located in front of a building of similar vintage to the property under consideration.
- 5) The following types of street fences are prohibited within the district:
  - (1) Wire Fences
  - (2) Chain link fences
  - (3) Vinyl fences
  - (4) Wood fences
  - (5) Stucco fences

#### **403.2 Privacy Fences**

Definition: Privacy fences are those fences which are located more than 12 inches behind the building line.

Privacy fences are restricted to a height of 72 inches or less when measured above the ground. When placed atop a retaining wall, the height shall be measured from the top of the wall.

- 1) Privacy fences at Public Facades shall be one of the following types:
  - (1) A reconstructed fence based on a Model Example.
  - (2) A fence with a face plane created by lattice of one consistent design, either placed at a 45 or 90 degree angle. The lattice shall be completely within a frame constructed of stiles and rails.
  - (3) A fence with the upper face plane created by lattice as described above and with the lower section of the wall constructed of boards placed vertically with no space or gaps between them. The structure of the fence shall be behind the public facade of the fence.
  - (4) A fence constructed of stone or brick in combination with wrought or other iron.
  - (5) A fence constructed of stone or brick in combination with types 2 & 3 above or type 6 below.
  - (6) A fence constructed of boards placed vertically with no space or gaps between them. The structure of the fence shall be behind the public facade of the fence.
- 2) Metal fences as described in 403.1(D) are acceptable.

- 3) A fence of brick or stone is acceptable.
- 4) The following types of Privacy fences are prohibited within the district:
  - (1) Wire Fences
  - (2) Chain link fences
  - (3) Vinyl fences, except lapped vinyl lattice within a frame.
  - (4) Wood lattice, except within a frame.

#### **404 SIDEWALKS**

- 1) At the Public Facade sidewalks shall be one of the following:
  - (1) Red brick.
  - (2) Cast-in-place concrete with a broom finish.
  - (3) Based on a Model Example.
- 2) Exterior handrails at steps located in a yard shall be one of the following:
  - (1) A 1-1/2" or 2" square, black metal tube handrail of a simple outline with
  - (2) vertical baluster design.
  - (3) Based on a Model Example.

#### **405 EXTERIOR LIGHTING AT PUBLIC & INTERMEDIATE FACADES**

- 1) Lighting shall be one of the following:
  - (1) low fixtures of less than one foot in height. concealed within the landscape design or building features.
  - (2) Security lighting is allowed with the following restrictions:
    1. The fixtures are concealed within the landscape design and/or building features.
- 2) The following types of lighting are prohibited at Public Facades:
  - (1) lighting fixtures mounted on a yard post,
  - (2) lighting fixtures mounted on Public Facades or on an Intermediate Facade within 15 feet of a Public facade, except as allowed by 207.5,
  - (3) Flood lighting of building facades, except as allowed by 405(B).

#### **406 LAWN SCULPTURE**

Lawn sculpture is prohibited in front of the building line at the Public Facade.

#### **407 SWIMMING POOLS**

Above ground and in ground swimming pools shall not be visible at the Public or Intermediate Facades.

#### **408 SATELLITE DISHES**

No so-called satellite dishes shall be visible at a Public or Intermediate Facades.

#### **409 MAILBOXES**

No free standing mailboxes shall be visible at a Public or Intermediate Facades.